



Louviers Water and Sanitation District

Minutes of the Regular Meeting – September 8th, 2020

Board Members

Becca Connet
Matt Collitt
Nick Pepping
Jake Kennedy

Consultant and Audience:

The Usual Suspects
Will Parker, System Operator
Ron Beane
David Green, District Auditor
Mikel Gerstner, District Engineer
Lindsey Reese, District Manager
Neil Schilling, District Accountant
Sarah Shepherd
Michael Gerstner

Absent, whose absence was excused: Andy Dunn

Regular Board Meeting

- I. Call to Order – The meeting was called to order at 18:34.
- II. New Business and Open Items
 - A. Minutes – Upon a motion by Director Pepping, with a second by Director Collitt, the Board approved 4-0 the Minutes from the August 11, 2020 Regular Board Meeting by acclamation.
 - B. Discussion followed regarding the meetings being held remotely for the foreseeable future, along with a few other options to allow for more community members to join the meeting via zoom.
 - C. Disbursements -- the Board reviewed the Check Detail report presented by Director Connet in the amount of \$13,594.33. Upon a motion by Director Collitt, with a second by Director Connet, Disbursements were approved Unanimously. The IREA bill was discussed. Higher than normal use was likely due to people being at home more.
 - D. Mr. Schilling presented the financial report. He noted that account receivable outstanding of \$7,028.32. The Board directed management and accounting to move forward with certifying account #167 and #38 to collections.
 - E. David Green presented the December 31, 2019 and 2018 Audited Financial Statements. The opinion was an unmodified or “clean” opinion on a single Federal Audit due to an excess of \$750,000 of expenditures due to the accrual process. Discussion followed. Upon a motion by Director Collitt, with a second by Director Connet, the board voted 4-0 to approve the December 31, 2019 and December 31, 2018 Audited Financial Statements.
 - F. Ms. Reese presented the new website going live on the new State system on September 9, 2020. She requested that board members and consultants give feedback on the new site to

add new or updated features and information. The Board would like for meeting information to be posted on the new website since meetings will remain remote until the Community room can house more than 7 people at a time due to Covid capacity space restrictions. Ms. Reese will remove the “draft” watermark from the Rules and Regulations to post on the website. Ms. Reese will repost the meeting schedule document and a calendar to the front page to help alert the community of meeting times and access information. Ms. Reese will also post a “pay bill here” button link to the site. The board asked if there is anything missing from the website that other clients are accustomed to. Management will keep the notices up to date as the board begins to make decisions for water access.

Ms. Shepherd reported on the process for the Abandoned Water Rights notice. Management will prepare the form with assistance from the District's engineer and operator and will process with the dispute filing. Ms. Shepherd and Mr. Gerstner will research the abandoned well further to recommend if the abandonment would be worth pursuing.

Management applied for the Safety Grant. Those dollars will be submitted to the District’s accountant.

The Board directed District’s engineers to submit comments to Douglas County regarding the Sterling Ranch submittal.

- G. Discussion followed regarding the cost for an exploration of a pilot hole for a new well to determine whether the pilot would be appropriate to drill a new well to replace the South well and tie into the existing well piping. This could remove the need for treatment of the North well water. Mr. Gerstner reported that Courtney Hemingway and he have been in contact, and has received a quote for the pilot at approximately \$55,080. Discussion followed regarding the potential 900 feet bore which tests radiation from top to bottom of the well and water sampling. A new well would likely cost under \$500,000. Management will investigate if pilot holes might come under funding assistance programs such as the CDPHE or other sources.

Mr. Parker confirmed the understanding of the anticipated costs for the new well installation.

If there is a good chance that the well could avoid radium contamination, it would be a very strong option to avoid treatment and provide long-term water access at a reasonable cost. Renewable water sources may still be an important option to consider. Mr. Beane referenced the Rural Water Authority USGS well level study.

Mr. Gerstner will confer with well pilot drilling consultants and will provide a report for the board’s review shortly.

Discussion followed regarding the cost to drill the pilot and the well through the CDPHE grant program. The board asked if the new well would be better drilled more deeply or close to the existing well, while still avoiding radium contamination, or if the new depth should be deeper than 900 feet?

Renewable sources will continue to be investigated with the County and neighboring partners.

Both Centennial and Castle Rock would not be feasible options to provide the reliable renewable water, because Castle Rock does not have a surplus, and Centennial would only be able to provide WISE water which is not guaranteed.

Mr. Collitt provided an update from the residential home developer next to the District which could assist access to renewable water through an intergovernmental agreement whereby the District would be the retail water retailer and Dominion would be the wholesale provider to deliver the infrastructure and water and potential connection to a regional wastewater system.

The Board discussed inviting the developer to present at the next board meeting to the Board to see if there would be an opportunity for a specific public forum in the future. Notice could be included with a special mailing in the future.

The Board asked the developer to provide a written proposal which would be presented and discussed at a special meeting on September 22, 2020 at 5:30 p.m. Management will schedule and notice the meeting and Director Collitt will contact the developer to confirm the meeting time as well as request the proposal.

- H. Mr. Parker presented the water use report. Use has been high, likely because of the heat and because people have remained home due to COVID-19 remote working conditions and limited travel. Water loss will be compared once the billing reports are produced later in the month.
- I. Discussion followed regarding the stipulations of the USDA funding for the wastewater connections and legal comments. Mr. Collitt will follow up with comments provided to the USDA representative.

XI. Adjourn Meeting – 20:52

The next regular meeting is scheduled for October 13, 2020 on Zoom.

President: _____

Attest: _____